



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LABOR & ECONOMIC GROWTH  
LANSING

KEITH W. COOLEY  
DIRECTOR

## STATE BOUNDARY COMMISSION

October 11, 2007

### NOTICE OF FILING

SBC DOCKET #07-AP-7

#### PETITION FOR ANNEXATION

of certain territory in Oneida Township  
to the City of Grand Ledge (Eaton County)

Dear Involved Parties and Boundary Commissioners:

This is notification that the State Boundary Commission received a petition on October 8, 2007 requesting the annexation of certain territory in Oneida Township to the City of Grand Ledge. The size of the Part I map submitted with the petition is 12 x 18 inches. However, since our scanning capabilities cannot accommodate reproducing the actual size electronically, the copy available on the web is limited to 8 ½ x 11. Therefore, if any party wishes to view a larger version in order to decipher the detail, please feel free to contact our office and we would be happy to mail or fax a larger size map.

A copy of this petition can be accessed and retrieved on the web at:  
[http://michigan.gov/cis/0,1607,7-154-10575\\_17394\\_17565-175114--,00.html](http://michigan.gov/cis/0,1607,7-154-10575_17394_17565-175114--,00.html).

A meeting notice will be transmitted when this docket is scheduled for the determination of legal sufficiency.

If you have any questions, please feel free to contact me directly either by telephone (517-241-6321), or by e-mail ([holmes@michigan.gov](mailto:holmes@michigan.gov)).

Sincerely,

Christine A. Holmes, Commission Specialist  
State Boundary Commission  
Office of Land Survey and Remonumentation

Encl.

*Providing for Michigan's Safety in the Built Environment*

BUREAU OF CONSTRUCTION CODES  
P.O. BOX 30704 • LANSING, MICHIGAN 48909  
Telephone (517) 241-6321 • Fax (517) 241-6301  
[www.michigan.gov](http://www.michigan.gov)

State of Michigan  
Department of Labor & Economic Growth  
Office of Policy & Legislative Affairs  
State Boundary Commission

**GENERAL INSTRUCTIONS FOR THE PREPARATION OF AN  
ANNEXATION PETITION BY OWNERS OF  
AT LEAST 75% OF THE LAND  
TO BE FILED WITH THE STATE BOUNDARY COMMISSION**

AN ANNEXATION PETITION BY PROPERTY OWNER IS COMPOSED OF THE FOLLOWING PARTS AND FORMS:

- PART I..... A map or drawing for the area proposed to be annexed, prepared by the petitioner in such a way that the minimum map size is 8 1/2" by 13", with a maximum map size of 14" by 18". The map or drawing is supplied by the petitioner. Label this map PART I. Review State Boundary Commission Administrative Rules No. 25 and 27 regarding the content of this map.
- PART II.....
- PART II(a).....
- PART III..... Refer to State Boundary Commission Administrative Rules No. 25 and 27 regarding the content of this description.
- PART IV.....
- PART V.....
- PART Va.....
- PART VI.....
- PART VII ..... A map prepared on paper supplied by petitioner, showing the relationship of the area proposed for annexation to the balance of the involved and adjacent units of government. The map may be of a size the petitioner chooses and shall not be evaluated by the Commission in its determination of legal sufficiency. Label this map PART VII.

This petition form is issued under authority of Public Act 191 of 1968, as amended.  
Completion of this form is voluntary but failure to do so may result in a denial of your application.

The completed petition should be filed with the Boundary Commission office in Lansing. This may be done in person between the hours of 8:00 a.m. and 5:00 p.m., or by mail, at the following address:

DEPT. OF LABOR & ECONOMIC GROWTH  
**FILED**

**OCT - 8 2007 07 AP 7**

State Boundary Commission  
Office of Policy & Legislative Affairs  
Michigan Department of Labor & Economic Growth  
611 W. Ottawa Street  
P.O. Box 30004  
Lansing, MI 48909

OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION

Under the American Disabilities Act, the Department of Labor & Economic Growth will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability or political belief. If you need assistance with reading, writing, hearing, etc., you may make your needs known to this agency.

OCT -8 2007 07 AP 7

THESE ARE NO OBSERVABLE EVIDENCE OF RESIST EARTH MOVING WORK-BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT HISTORY.

THERE IS NO OBSERVABLE EVIDENCE BY STREET OR FRONT-OF-WAY LINES.

THERE IS NO OBSERVABLE EVIDENCE OF THE USE OF OR AS A SANITARY LANDFILL, SLUMP OR AS A SOLID WASTE DUMP.

SUBJECT SITE FALLS WITHIN ZONE "C" AN AREA OF ANNUAL FLOODING FOR 1500 RESURGENCE RATE USE COASTAL PAVED, MINOR 50000-0000 8 OTHER DATE MAY 14, 1981.

SITE CONTAINS NO INHUMAN STERILIZED FURNISHING SPACES.

THE DETENTION BASIN IS SHARED WITH ADJACENT WATERS AND IS DEEMED WITH THAT PROPERTY.

CITY OF GRAND LEDGE  
WELL SITE

EXCEPTION  
(DETENTION BASIN)

Part I

Oneida Township 1979.53

TO: D.C. 501  
ST: C 51, 401  
CITY: 501

N 89° 39' 15" W

Oneida Township E. & W.

N89°39'13"W  
800.99'  
E 1/4 C


  
 HAR

G M-100 (33' WIDE, 1/2 WIDTH)  
HARTEL ROAD (ASPHALT SURFACE) PUBLIC

[illegible][illegible]

LOCATION MAP  
NOT TO SCALE

SADAKAWA HOSHINO

57

\_\_\_\_\_

**ANNEXATION PETITION BY OWNERS OF AT LEAST  
75% OF LAND**

**PART II**

To the State Boundary Commission:

We, the undersigned who hold record legal title to 75% or more of the area of the land, exclusive of streets, described herein (in PART III) and located in Oneida Charter township(s),  
Eaton county(s), do petition that this territory be annexed to the City of Grand Ledge and that this annexation be considered by your commission in accordance with the provisions of Act 279 of the Public Acts of 1909, as amended, and the provisions of Act 191 of the Public Acts of 1968, as amended.

DEPT. OF LABOR & ECONOMIC GROWTH  
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OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION

# ANNEXATION PETITION BY OWNERS OF AT LEAST 75% OF LAND

## PART IIa

As petitioner(s), it is your responsibility to furnish the State Boundary Commission the names; addresses and telephone numbers of persons and governmental bodies that will be noticed for Commission meetings and hearings. The importance of accurate and ~~DEPT OF LABOR & ECONOMIC GROWTH~~ ~~FILED~~ cannot be overemphasized. Processing of this petition may be delayed if inaccurate ~~FILED~~ improper notice. PLEASE PRINT

1.

Name of Petitioner:	Grand Ledge Oak Tree Village, LLC	
Mailing Address:	c/o Kevin J. Roragen, Esq.	
	124 W. Allegan St., Ste. 700, Lansing, Michigan 48933	
Telephone Number:	( 517 ) 482-2400	Fax: ( 517 ) 853-8619

2.

Name of Township:	Oneida Charter Township	
Name of Township Clerk:	David M. Carpenter	
Mailing Address:	11985 Oneida Road	
	Grand Ledge, Michigan 48837	
Telephone Number:	( 517 ) 622-8078	Fax: ( 517 ) 622-8671

3.

Name of City:	City of Grand Ledge	
Name of City Clerk:	Gregory Newman	
Mailing Address:	200 E. Jefferson	
	Grand Ledge, Michigan 48837	
Telephone Number:	( 517 ) 627-2149	Fax: ( 517 ) 627-9796

4.

Name of County:	Eaton County	
Name of County Clerk:	Fran Fuller	
Mailing Address:	1045 Independence Blvd.	
	Charlotte, Michigan 48813	
Telephone Number:	( 517 ) 543-7500	Fax: ( 517 ) 541-0666

5. If the petition should involve more than one petitioner, township, county and/or village, place the additional information on separate sheet and attach to this form.

DEPT. OF LABOR & ECONOMIC GROWTH  
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OCT - 8 2007 07 AP 7

# ANNEXATION PETITION BY OWNERS OF AT LEAST 75% LAND

## PART III

The territory proposed to be annexed to the City of Grand Ledge  
is described as follows:

Real Property situated in the Township of Oneida, State of Michigan, County of Eaton, and described as follows:

PART OF THE SOUTH 1/3 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 14, T4N-R4W, ONEIDA TOWNSHIP, EATON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 39 MINUTES 13 SECONDS WEST, 800.99 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 89 DEGREES 39 MINUTES 13 SECONDS WEST 1,178.54 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST 319.93 FEET; THENCE NORTH 62 DEGREES 24 MINUTES 10 SECONDS EAST, 28.27 FEET; THENCE SOUTH 72 DEGREES 49 MINUTES 27 SECONDS EAST, 57.57 FEET; THENCE SOUTH 79 DEGREES 01 MINUTES 40 SECONDS EAST 99.82 FEET; THENCE NORTH 74 DEGREES 49 MINUTES 38 SECONDS EAST, 61.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 40 SECONDS EAST 39.00 FEET; THENCE NORTH 71 DEGREES 58 MINUTES 24 SECONDS EAST 248.86 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST, 47.00 FEET; THENCE SOUTH 70 DEGREES 09 MINUTES 26 SECONDS EAST, 92.73 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 04 SECONDS EAST, 74.72 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 56 SECONDS EAST 255.43 FEET; THENCE SOUTH 54 DEGREES 39 MINUTES 56 SECONDS EAST 261.72 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 56 SECONDS EAST, 110.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, 185.60 FEET TO THE POINT OF BEGINNING

DEPT. OF LABOR & ECONOMIC GROWTH  
FILED

OCT - 8 2007 07 AP 7

OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION

**ANNEXATION PETITION BY OWNERS OF  
AT LEAST 75% OF THE LAND**

**PART IV**

1. That attached here to (in PART VI) and made a part hereof is a brief and concise written statement as to the purpose, necessity and urgency of the requested action.
2. That attached hereto (in PART I) and made a part hereof is a map or drawing clearly showing the territory proposed for annexation (in PART I).
3. That each petitioner was shown the attached map or drawing before signing the petition.
4. That each signer has described that land and area that each signer owns and attached the deed or copy of the deed of the described land.
5. That the undersigned, first being duly sworn, deposes and says that the territory described herein (in PART III) and proposed to be annexed to the City of Grand Ledge contains a total land area of 8.48 acres.

See attached signature page.

Signature

Print Name

Address and Street

City / State

Date

Subscribed and sworn this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public, \_\_\_\_\_ County, MI

My Commission Expires: \_\_\_\_\_

DEPT. OF LABOR & ECONOMIC GROWTH  
**FILED**

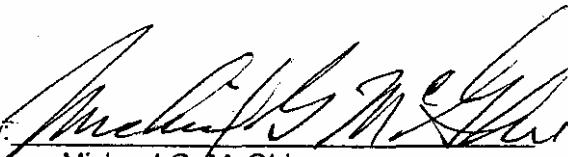
**OCT - 8 2007 07 AP 7**

OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION

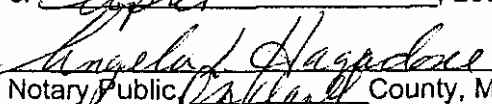
Dated: 4/9, 2007

GRAND LEDGE OAK TREE VILLAGE, L.L.C.

By: Midwest Oak Tree, LLC  
Its: Manager

By:   
Michael G. McGhie  
Its: Manager

c/o Kevin J. Roragen  
LOOMIS, EWERT, PARSLEY,  
DAVIS & GOTTING, P.C.  
232 S. Capitol Avenue, Suite 1000  
Lansing, Michigan 48933

Subscribed and sworn this 9th day  
of April, 2007.  
  
Notary Public, Oakland County, MI

My Commission Expires: 11/19/2011

ANGELA L. HAGADONE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Nov 19, 2011  
ACTING IN COUNTY OF Oakland

DEPT. OF LABOR & ECONOMIC GROWTH  
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STATE BOUNDARY COMMISSION



**ANNEXATION PETITION BY OWNERS OF  
AT LEAST 75% OF THE LAND**

**PART V**

The following signer holds legal title to land having an area of 8.48 acres  
which is located within the territory proposed to be annexed and is described as  
follows:

Real Property situated in the Township of Oneida, State of Michigan, County of Eaton, and described as follows:

PART OF THE SOUTH 1/3 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 14, T4N-R4W, ONEIDA TOWNSHIP, EATON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 39 MINUTES 13 SECONDS WEST, 800.99 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 89 DEGREES 39 MINUTES 13 SECONDS WEST 1,178.54 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST 319.93 FEET; THENCE NORTH 62 DEGREES 24 MINUTES 10 SECONDS EAST, 28.27 FEET; THENCE SOUTH 72 DEGREES 49 MINUTES 27 SECONDS EAST, 57.57 FEET; THENCE SOUTH 79 DEGREES 01 MINUTES 40 SECONDS EAST 99.82 FEET; THENCE NORTH 74 DEGREES 49 MINUTES 38 SECONDS EAST, 61.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 40 SECONDS EAST 39.00 FEET; THENCE NORTH 71 DEGREES 58 MINUTES 24 SECONDS EAST 248.86 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST, 47.00 FEET; THENCE SOUTH 70 DEGREES 09 MINUTES 26 SECONDS EAST, 92.73 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 04 SECONDS EAST, 74.72 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 56 SECONDS EAST 255.43 FEET; THENCE SOUTH 54 DEGREES 39 MINUTES 56 SECONDS EAST 261.72 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 56 SECONDS EAST, 110.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, 185.60 FEET TO THE POINT OF BEGINNING

DEPT. OF LABOR & ECONOMIC GROWTH  
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STATE BOUNDARY COMMISSION

In those instances where the 75% ownership requirement is being met through multiple ownership of the land described for annexation, each owner whose land comprises a portion of the required 75% located within the area described for annexation must complete PART V and PART Va..

**ANNEXATION PETITION BY OWNERS OF  
AT LEAST 75% OF THE LAND**

**PART Va**

The undersigned, first being duly sworn, deposes and says that he/she holds record title to land he/she has described in PART V which is within the area described in PART III, and to his/her best knowledge and belief the statements contained in the petition are true.

See attached signature page.  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address and Street

\_\_\_\_\_  
City

\_\_\_\_\_  
Date

Subscribed and sworn this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_\_

DEPT. OF LABOR & ECONOMIC GROWTH  
**FILED**

**OCT - 8 2007 07 AP 7**

OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION

Dated: 4/9, 2007

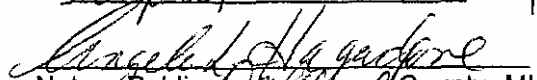
GRAND LEDGE OAK TREE VILLAGE, L.L.C.

By: Midwest Oak Tree, LLC  
Its: Manager

By:   
Michael G. McGhie  
Its: Manager

c/o Kevin J. Roragen  
LOOMIS, EWERT, PARSLEY,  
DAVIS & GOTTING, P.C.  
232 S. Capitol Avenue, Suite 1000  
Lansing, Michigan 48933

Subscribed and sworn this 9th day  
of April, 2007

  
Notary Public, Oakland County, MI

My Commission Expires: 11/19/2011

ANGELA L. HAGADONE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Nov 19, 2011  
NOTARY IN COUNTY OF Oakland

DEPT. OF LABOR & ECONOMIC GROWTH  
FILED

OCT - 8 2007 07 AP 7

OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION

# ANNEXATION PETITION BY OWNERS OF AT LEAST 75% OF THE LAND

## PART VI

We further represent that the annexation proposed in this petition is necessary or desirable at this time for the following reason(s):

The territory proposed for annexation is owned entirely by petitioner Grand Ledge Oak Tree Village, LLC ("Oak tree Village"), and consists of 8.48 acres directly to the south of the existing Independence Village site. Independence Village was annexed to the City of Grand Ledge by Order of the State Boundary Commission, dated September 9, 1999 in Docket #98-AP-7.

Annexation to the City of Grand Ledge is desirable so that Oak Tree Village can obtain public sewer and water services at a significantly reduced cost. The City has the capacity and capability to provide such services. The Township does not provide water and sewer except through agreement with the City. Provision of City water and sewer services is consistent with surrounding land use patterns. Annexation will not result in a substantial reduction of the Township's tax base, and represents the best alternative relative to the provision of municipal services in the area. Annexation is also in the best interest of public safety, as it will provide for City of Grand Ledge Police protection. The Township does not have or provide police services, except through the County Sheriff.

DEPT. OF LABOR & ECONOMIC GROWTH  
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OCT - 8 2007 07 AP 7

OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION

WAIVER OF NOTICE  
SPECIAL MEETING OF MANAGER

The undersigned, being the sole manager of GRAND LEDGE OAK TREE VILLAGE L.L.C., a limited liability company duly organized and existing under the laws of the State of Michigan, does hereby waive any and all notice of the Special Meeting of Manager, whether provided by statute or otherwise, and consents and agrees that such meeting shall be held at 950 Corporate Drive, Suite 100, in the City of Milford, State of Michigan, on the 1st day of June, 2006, at 3:00 p.m., and consents and agrees to the transaction of any and all business that may come before the meeting.

Dated this 1st day of June, 2006.

Midwest Oak Tree, LLC

By: 

Michael G. McGhie

Its: Manager

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OCT - 8 2007 07 AP 7

OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION

MINUTES OF  
SPECIAL MEETING OF MANAGER

The Special Meeting of Manager of GRAND LEDGE OAK TREE VILLAGE L.L.C., a limited liability company duly organized and existing under the laws of the State of Michigan, was held at 950 Corporate Drive, Suite 100, in the City of Milford, State of Michigan, on the 1st day of June, 2006, at 3:00 p.m. In attendance at the meeting was Midwest Oak Tree, LLC, by Michael G. McGhie, its Manager, being the sole Manager of the Company. Michael G. McGhie served as the Acting Secretary.

The Secretary then read the minutes of the previous meeting, which were approved as read and were ordered filed.

Upon motion duly made, seconded and unanimously approved, the following resolution was adopted:

RESOLVED, that the Company authorizes the filing of a Petition for Annexation (the "Petition") with the Boundary Commission of the State of Michigan for property (legally described on the attached Exhibit A) owned by the Company currently in Oneida Charter Township and to be annexed to the City of Grand Ledge.

RESOLVED, FURTHER, that Michael G. McGhie be, and he hereby is, authorized and directed to execute any and all necessary forms in connection with filing the Petition with the Boundary Commission of the State of Michigan.

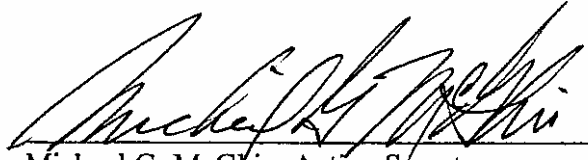
RESOLVED, FURTHER, that the law firm of Loomis, Ewert, Parsley, Davis & Gotting, P.C., by and through Kevin J. Roragen, Esq., be, and it hereby is, authorized to represent the Company with respect to any hearing, proceeding, or other matter before the Boundary Commission of the State of Michigan related to the Petition.

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OCT - 8 2007 07 AP 7

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STATE BOUNDARY COMMISSION

There being no further business to come before the meeting, the meeting was,  
upon motion duly made, seconded and carried, adjourned.

  
\_\_\_\_\_  
Michael G. McGhie, Acting Secretary

APPROVED:

Midwest Oak Tree, LLC

By: \_\_\_\_\_  
Michael G. McGhie  
Its: Manager

I:\JLG\Midwest Management\Annex minutes.doc

DEPT. OF LABOR & ECONOMIC GROWTH  
FILED

OCT - 8 2007 07 AP 7

OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION

EXHIBIT A

Real Property situated in the Township of Oneida, State of Michigan, County of Eaton, and described as follows:

PART OF THE SOUTH 1/3 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 14, T4N-R4W, ONEIDA TOWNSHIP, EATON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 39 MINUTES 13 SECONDS WEST, 800.99 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 89 DEGREES 39 MINUTES 13 SECONDS WEST 1178.54 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST 319.93 FEET; THENCE NORTH 62 DEGREES 24 MINUTES 10 SECONDS EAST, 28.27 FEET; THENCE SOUTH 72 DEGREES 49 MINUTES 27 SECONDS EAST, 57.57 FEET; THENCE SOUTH 79 DEGREES 01 MINUTES 40 SECONDS EAST 99.82 FEET; THENCE NORTH 74 DEGREES 49 MINUTES 38 SECONDS EAST, 61.13 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 40 SECONDS EAST 39.00 FEET; THENCE NORTH 71 DEGREES 58 MINUTES 24 SECONDS EAST 248.86 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 04 SECONDS WEST, 47.00 FEET; THENCE SOUTH 70 DEGREES 09 MINUTES 26 SECONDS EAST, 92.73 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 04 SECONDS EAST, 74.72 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 56 SECONDS EAST 255.43 FEET; THENCE SOUTH 54 DEGREES 39 MINUTES 56 SECONDS EAST 261.72 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 56 SECONDS EAST, 110.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, 185.60 FEET TO THE POINT OF BEGINNING

DEPT. OF LABOR & ECONOMIC GROWTH  
**FILED**

**OCT - 8 2007 07 AP 7**

OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION



RECORDED

46159

99 JUL 19 PM 4:16

EATON COUNTY TREASURER'S CERTIFICATE  
I HEREBY CERTIFY that there are no TAX DEBTS OR  
TITLES held by the state or any individual against the  
written description, and all TAXES on same are paid for  
five years previous to the date of this instrument, as  
appears by the records in this office except as stated.

LINDA M. TWITCHELL  
REGISTER OF DEEDS  
EATON COUNTY, MICH.

7-19-99 Bill Conant Jr., County Treasurer  
Sec. 135, Act 206, 1883 as amended

## WARRANTY DEED

Grand Ledge Health Park Limited Partnership, a Michigan Limited Partnership, whose address is 11653 S. Hartel Road, Grand Ledge, MI 48837

Convey(s) and Warrant(s) to Grand Ledge Oak Tree Village, L.L.C., A Michigan limited liability company, whose address is 8137 W. Grand River, Suite 10, Brighton, MI 48114

the following described premises situated in the Township of Onida, County of Eaton and State of Michigan:

See attached Rider for Legal Description

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

for the full consideration of Two hundred twenty six thousand eight hundred fifty dollars and no cents (\$226,850.00) subject to easements, restrictions, its land contract and rights as set forth in the Armstrong Title Insurance Commitment dated November 20, 1997 (no. 8025) and any defects created other than by the grantor after December 16, 1997; the date of a certain land contract between the grantor and The P.M. Group Investment Corporation, whose interest has been assigned to the grantee by written assignment dated June 4, 1999.

Dated this 11th day of June, 1999.

STATE OF MICHIGAN  
Dept. of Taxation  
Eaton County  
0133799 19 Jul 1999

REAL ESTATE  
TRANSFER TAX  
\$219.70-C  
\$1,702.50-S  
10015181

Witnesses:

John L. Dood  
John L. Dood

Stanley R. Robinson  
Stanley R. Robinson

Grand Ledge Health Park Limited Partnership

By: Steven R. Nicholas  
Steven R. Nicholas, General Partner

By: Roland Brandt  
Roland Brandt, General Partner

STATE OF MICHIGAN )

COUNTY OF EATON )

This instrument was acknowledged before me this 11th day of June, 1999 by Steven R. Nicholas and Roland Brandt, General Partners of Grand Ledge Health Park, a Michigan limited partnership, on behalf of the limited partnership.

John J. Dood, Notary Public  
Ingham County acting in Eaton County, Michigan  
My commission expires: August 11, 1999

Instrument drafted by: John J. Dood, DOOD AND WILSON, 4665 Dobie Rd., Ste 120, Okemos, MI 48864

DEPT. OF LABOR & ECONOMIC GROWTH  
FILED

OCT - 8 2007 07 AP 7

1702.50

249.70

OFFICE OF POLICY & LEGISLATIVE AFFAIRS  
STATE BOUNDARY COMMISSION

030-014-300 - 050-01 (99-98)  
074- (97-92)  
050

133799

Transaction

10/20/99

EXHIBIT "A"

A parcel of land in the South 1/3 of the East 3/4 of the Northeast 1/4 of Section 14, T4N, R4W, Onclida Township, Eaton County, Michigan, more particularly described as: Beginning at a point distant N89°39'13"W 800.99 feet along the East and West 1/4 line of Section 14 from the East 1/4 corner of Section 14; thence from said point of beginning N89°39'13"W 578.54 feet; thence N00°06'04"W 335.60 feet; thence S89°39'56"E 255.43 feet; thence S54°39'56"E 261.72 feet; thence S89°39'56"E 110.00 feet; thence S00°03'32"E 185.60 feet to the point of beginning.

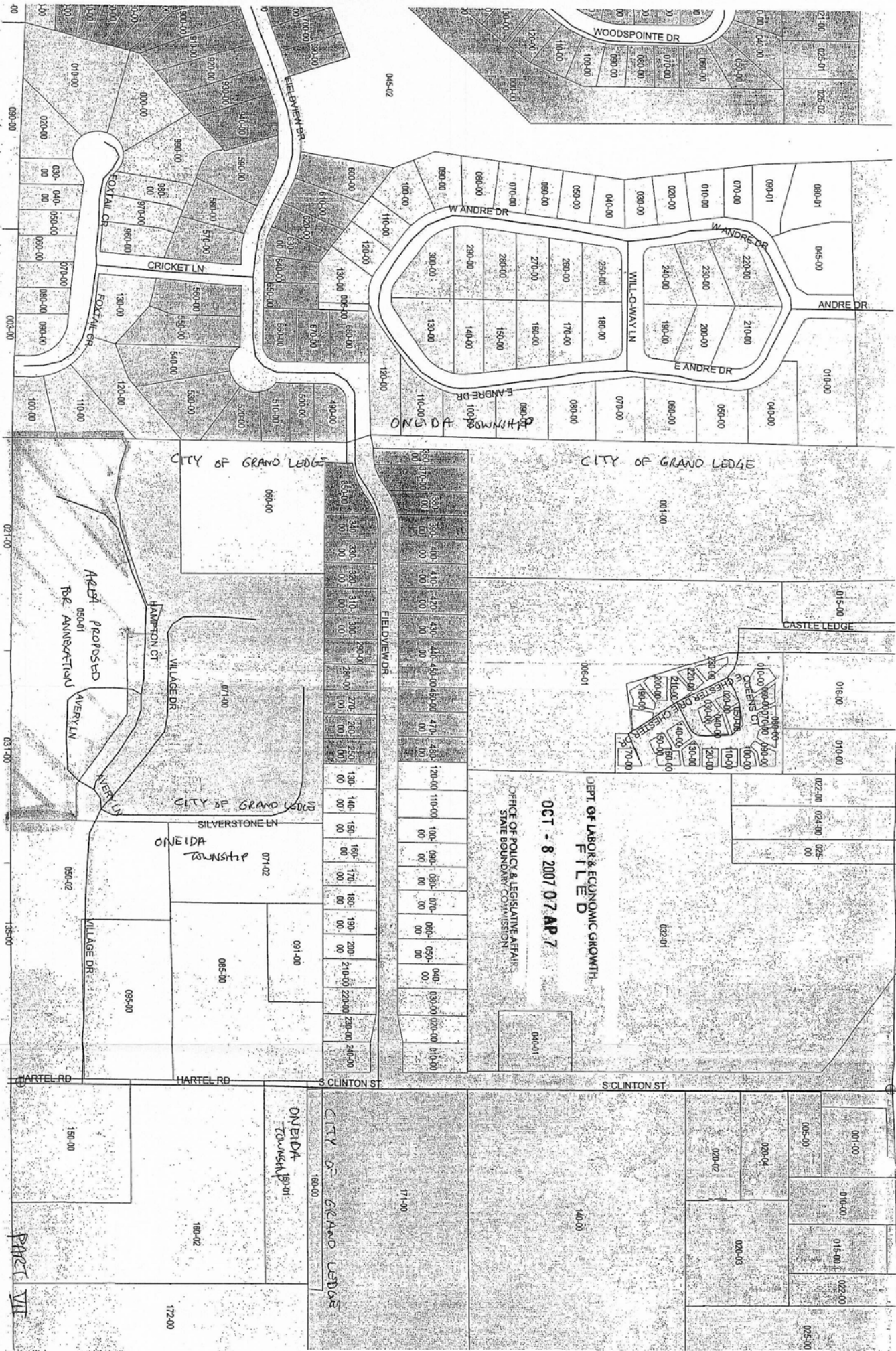
A parcel of land in the South 1/3 of the East 3/4 of the Northeast 1/4 of Section 14, T4N, R4W, Onclida Township, Eaton County, Michigan, described as: Beginning at the East 1/4 corner of said Section 14; thence N89°39'13"W along the East and West 1/4 of said Section 14 a distance of 1,379.49 feet to the point of beginning; thence N89°39'13"W 600.00 feet along the East and West 1/4 line of said Section 14 to the West line of said South 1/3 of the East 3/4 of the Northeast 1/4 of Section 14; thence N00°06'04"W along said West line 481.30 feet; thence S89°39'56"E 400.00 feet parallel with the North line of said South 1/3 of the East 3/4 of the Northeast 1/4 of Section 14; thence S70°07'18"E 212.80 feet, record (S70°09'26"E 212.73 feet, calculated); thence S00°06'04"E 410.32 feet to the point of beginning.

EXCEPT THE FOLLOWING A parcel of land located in the South 1/3 of the East 3/4 of the Northeast 1/4 of Section 14, T4N, R4W, Onclida Township, Eaton County, Michigan, described as: Beginning at a point distant N89°39'13"W, 1,979.53 feet along the East and West 1/4 line of said Section 14 and N00°06'04"W 319.93 feet along the West line of said South 1/3 of the East 3/4 of the Northeast 1/4 of Section 14 from the East 1/4 corner of section 14; thence along said West line N00°06'04"W 161.31 feet; thence S89°39'56"E 400 feet parallel with the North line of said South 1/3 of the East 3/4 of the Northeast 1/4 of Section 14; thence S70°09'26"E 120.00 feet calculated; thence S00°06'04"E 47.00 feet; thence S71°58'24"W 248.86 feet; thence S88°20'40"W 39.00 feet; thence S74°49'38"W 61.13 feet; thence N79°01'40"W 99.82 feet; thence N72°49'27"W 57.57 feet; thence S62°24'10"W 28.27 feet to said point of beginning.

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PART VII